



CITY OF HAYWARD AGENDA REPORT

Meeting Date 05/12/05
Agenda Item 1

TO: Planning Commission

FROM: Erik J. Pearson, AICP, Associate Planner

SUBJECT: **Site Plan Review No. PL-2005-0104 and Parcel Map No. PL-2005-0105 – Kong Yu (Applicant/Owner):** Request to Extend the Approval of Site Plan Review No. PL-2002-0374 For One Year and to Modify the Conditions of Approval for Tentative Parcel Map 7890

The Project Location Is 28750 Hayward Boulevard, near Bailey Ranch Road, in a Planned Development (PD) Zoning District

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15332 *In-Fill Development Projects*; and
2. Approve the extension and modification requests for the Site Plan Review and Tentative Parcel Map, subject to the attached findings and conditions.

BACKGROUND

On April 24, 2003, the Planning Commission approved Site Plan Review and Parcel Map applications for the subdivision of a 3.5-acre parcel into three lots. The largest lot, containing 3 acres, is developed with a house and has frontage on Hayward Boulevard. The two smaller lots, containing 10,569 square feet and 14,411 square feet, would be developed with two houses fronting on Barn Rock Drive. Many neighbors commented on the project and expressed concern that the two new houses fit in with the surrounding homes. The project was brought to the Commission as an appeal of the Planning Director's decision. The appellant was a neighbor living across the street who felt that the balcony and deck areas would be unsightly.

DISCUSSION

The applicant has requested a one-year extension of time for the Site Plan Review and Tentative Parcel Map. Because of the neighbors' concern about the new homes fitting in with the surrounding homes, a condition of approval was included requiring the developer to submit plans for building permits for the two houses prior to recording the Parcel Map. The applicant indicates

that it is this requirement that has prevented the project from moving forward. The applicant states that if he could record the map first, then he could refinance the property to support the preparation of plans for building permits.

Staff supports the modification to the Parcel Map approval by eliminating conditions 1, 3 and 4, which were intended to be interrelated. The City would still have the ability to ensure the houses are built per the originally approved architectural plans. If the plans submitted for a building permit were not in substantial conformance with the approved plans, then a new Site Plan Review application would be required.

The Zoning Ordinance requirements, Design Guidelines and City policies have not been changed such that there would be any affect on the approval of the subdivision or the design of the two homes. Staff supports the one year extension.

ENVIRONMENTAL REVIEW:


The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15332, *In-Fill Development Projects*.

PUBLIC NOTICE

On March 3, 2005, a Referral Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Greenbriar Acres Homeowners Association, the Hayward Hills Property Owners Association, the Hayward Area Planning Association and the Hayward Highlands Neighborhood Task Force.

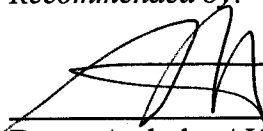
On May 2, 2005, a Notice of Public Hearing for the Planning Commission meeting was mailed. In addition, a public notice sign was placed at the site prior to the Public Hearing to help notify neighbors and interested parties residing outside the 300-foot radius.

Prepared by:



Erik J. Pearson, AICP
Associate Planner

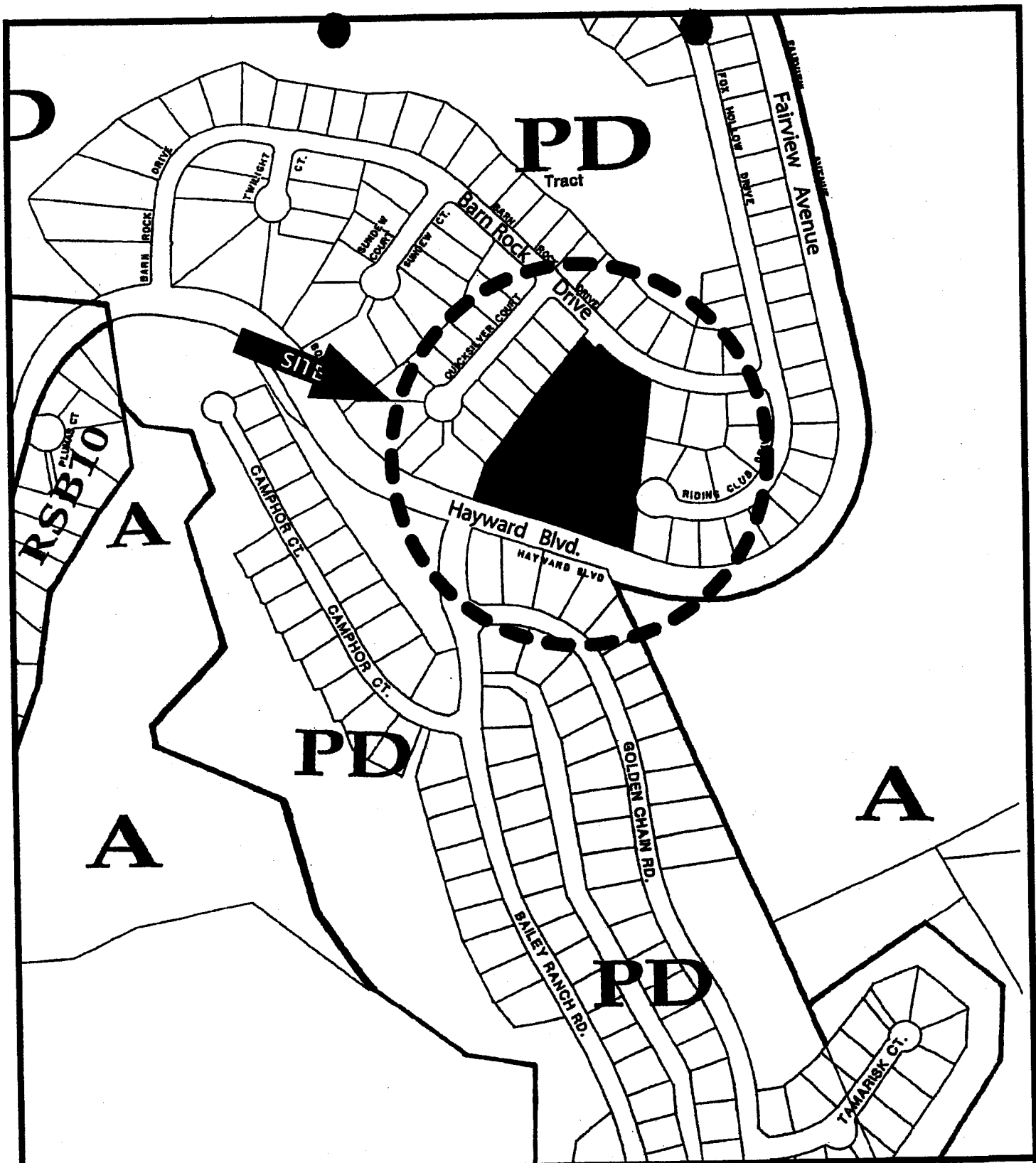
Recommended by:



4- Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area & Zoning Map**
- B. Findings of Approval**
- C. Revised Parcel Map Conditions of Approval**
- D. Planning Commission Meeting Minutes, dated April 24, 2003**
- E. Planning Commission Staff Report, dated April 24, 2003**
 - Plans**
 - Parcel Map**



Area & Zoning Map

PL-2002-0374 SPR

Address: 28750 Hayward Blvd.

Applicant: Holly Hartman

Owner: Kong Yu

A-Agricultural-ABSA,AB10A,AB100A,AB160A
PD-Planned Development

**CITY OF HAYWARD
PLANNING DIVISION
SITE PLAN REVIEW & TENTATIVE PARCEL MAP**

May 12, 2005

Extension and Modification Application Nos. PL-2005-0104 and PL-2005-0105: Kong Yu (Applicant/Owner): Request to Extend the Approval of Site Plan Review No. PL-2002-0374 and Tentative Parcel Map 7890 For One Year and to Eliminate a Condition Requiring Building Permits to be Submitted Prior To Recordation of the Map

The project location is 28750 Hayward Boulevard in a PD (Planned Development Zoning District) Zoning District. The two homes will front on Barn Rock Drive.

FINDINGS FOR APPROVAL:

- A. That approval of Site Plan Review Permit No. PL-2002-0374, as conditioned, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects).
- B. The cause for delay in submittal of the building permit was due to the requirement that the building permit be submitted prior to recordation of the map and the applicant's financial situation.
- C. The proposal is still in conformance with existing development regulations in that no applicable changes have been made to the Zoning Ordinance or Design Guidelines.

ATTACHMENT B

**CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 7890**

PRIOR TO RECORDATION OF THE PARCEL MAP:

- ~~1. The applicant shall apply for building permits on the two new parcels. The design of the houses to be constructed shall comply with City of Hayward Zoning Ordinance and Hillside Design Guidelines.~~
2. The vacation of the portion of Barn Rock Drive right of way shall be completed so that this area can be included in Lot 2.
- ~~3. Provide a grading and drainage plan for the homes on the two new parcels. The grading along the common property line of Lot 2 and 3 shall be redesigned to eliminate the two parallel retaining walls. City of Hayward standards require a minimum six feet separation between retaining walls.~~
- ~~4. Retaining walls shall be reinforced concrete and will be required to be finished with a color and material approved by the Planning Director.~~

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

5. Prior to construction or installation of improvements, a building permit must be obtained from the Building Division. All improvements must be completed in accordance with the Uniform Building Code and Uniform Fire Code as adopted by the City of Hayward.
6. An Encroachment Permit will be necessary for work within the public right of way along Barn Rock Drive, including the installation of the two new driveways and storm drainage improvements. The driveway for Lot 2 shall be located a minimum of 5 feet away from the existing streetlight.
7. Each parcel must have a separate water service/meter installed at applicant's expense. Existing water meters to be removed shall be abandoned at the main line by City forces at applicant's expense.
8. Water meters shall be located two feet from the top of driveway flare as per City of Hayward Standard Details. If the existing water meters must be relocated out of the driveways, the work shall be performed by city crews at applicant's expense.
9. Each parcel must have a separate sanitary sewer lateral. The existing sanitary sewer lateral may be used for one of the new parcels.

10. These parcels are within the City's Urban/Wildland Interface Area and shall meet construction requirements for materials and fire protection as described in the Hillside Design Guidelines, including a fire sprinkler system designed and installed per NFPA Standards.
11. The electrical services to the two parcels shall be underground.
12. Drainage swales shall be installed behind the retaining walls with runoff collected into an underground piping system. The existing swale along the edge of Lot 2 shall be replaced with a pipe system, which shall connect to the existing catch basin and pipe system along Barn Rock Drive.
13. The 6-inch PVC pipe connection from the private system within Lot 3 to the public storm drain within Barn Rock Drive shall be cast iron or ductile iron pipe.

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCIES:

14. Prior to final inspection of the construction, all improvements and conditions of approval shall be completed to the satisfaction of the City Engineer and the Planning Director.
15. Park Dedication In-Lieu Fees are required for the two new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.

MINUTES



**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD**
Council Chambers
Thursday, April 24, 2003, 7:30 P.M.
777 "B" Street, Hayward, CA 94541

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Bogue, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Zermeño, McKillop, Sacks, Caveglia, Halliday
CHAIRPERSON Bogue
Absent: COMMISSIONER Thnay

Staff Members Present: Anderly, Pearson, Conneely, Gaber, Reyes

Approximately 14

PUBLIC COMMENT

There were no public comments.

AGENDA

1. Appeal of the Planning Director's Approval of Site Plan Review Application No. PL-2002-0374 (Modification of Zone Change 78-2) and Tentative Parcel Map 7890 - Holly Hartman (Applicant) / Kong Yu (Owner) - Request to Subdivide a 3.5 Acre Parcel into 3 Lots and to Build 2 New Homes on Barn Rock Drive - The Project is Located at 28750 Hayward Blvd., near Bailey Ranch Road
2. Modification of Conditional Use Permit No. 01-160-05 - Donald Imwalle (Applicant) / Target Corporation (Owner) - Request for Multi-Tenant Retail Pad Building - The Project is Located at the Northeast Corner of Whipple Road and Industrial Parkway Southwest within the Target Project
(to be continued to a date uncertain)
3. Revocation of Use Permit No. 99-160-18 - James Miller & Associates (Applicant) Big "O" Tires, Inc. (Owners) - Use Permit Application for a Big "O" Auto Service Center and the Revocation of Site Plan Review No. 00-130-09 - Daniel Gibbs, CEI Engineering Associates (Applicant) / AutoZone (Owners) - Site Plan Review Application for an AutoZone Retail Auto Parts Store - The Project is Located at 28000 Mission Blvd. between Webster and Hancock Streets
4. Zone Change No. PL-2003-0101 - Request to Change the Zone from Office Commercial (CO) to Neighborhood Commercial (CN), Site Plan Review No. PL-2002-0565 - Request to Convert an Office Building into a Retail Center, Variance No. PL-2003-0100 - Request to Allow for the Reduction in the Required Parking Stalls - Eddy Shen (Applicant) / Ba Le (Owner) - The Project is Located at 24790 Amador Street - (to be continued to May 22, 2003)

PUBLIC HEARINGS

1. **Appeal of the Planning Director's Approval of Site Plan Review Application No. PL-2002-0374 (Modification of Zone Change 78-2) and Tentative Parcel Map 7890 - Holly Hartman (Applicant) / Kong Yu (Owner) - Request to Subdivide a 3.5 Acre Parcel into 3 Lots and to Build 2 New Homes on Barn Rock Drive - The Project is Located at 28750 Hayward Blvd., near Bailey Ranch Road**

Associate Planner Pearson provided the staff report, noting the changes in the plan from that which the neighbors first saw eliminating the roof decks, orienting the garages toward the street, six foot deep balcony over the garages, and raised side yards. This plan satisfies the design guidelines with raised side yards providing more usable side yards. Existing surrounding subdivision is on platform pads, which was no longer allowed after the adoption of the design guidelines. He noted that a neighbor appealed the project because of the raised side yards and the multiple-level houses.

Chairperson Bogue opened the public hearing at 7:38 p.m.

Bill Graves lives across the street from the project. He was concerned with clutter and storage at exposed deck.

Commissioner McKillop asked about a homeowners association.

Mr. Graves said there is none.

Chairperson Bogue asked about the balconies and his concern with decks that are exposed.

Rick Hartman, architect for the project, said it was a challenge to give the houses a backyard without a yard. He noted that these decks are the backyards for these homes. He noted that the railing on the balcony is a solid rail of 36-inches.

Commissioner Halliday asked for a further description of the access from the home to the deck.

Commissioner Caveglia complimented the architect on maintaining the Hillside Design Guidelines. He said he appreciated the design.

Yvonne Graves said they comprise a back yard. The space does not allow for this size of a home.

The public hearing was closed at 7:47 p.m.

Commissioner Caveglia moved, seconded by Commissioner Halliday, to uphold the Planning Director's approval and deny the appeal.

Commissioner Zermeño suggested that if the patios become cluttered perhaps Community Preservation might enforce the area.

MINUTES



REGULAR MEETING OF THE PLANNING COMMISSION, CITY OF HAYWARD Council Chambers Thursday, April 24, 2003, 7:30 P.M. 777 "B" Street, Hayward, CA 94541

Planning Manager Anderly explained that rarely do they enforce clutter in side yards, which is what this would be.

Commissioner Halliday indicated that this is similar to a front porch. She agreed that these houses fit into this property. They are nice looking houses.

Commissioner Sacks said she appreciated the concerns of the neighbors and did not minimize the neighbors concern. Since these are pricey enough properties they should be properly maintained.

Commissioner McKillop said her initial concern was also a mess on the decks. But realizing they were 20-feet in the air, they would not be visible from most places. She would support the motion.

Chairperson Bogue said he had equal concerns. With the slope of the property, there will be more visibility than assumed. He then asked whether the Commission could place a condition as to what might be stored on the deck.

Planning Manager Anderly said they could, but wondered about enforcement.

Commissioner McKillop said that, since these homes have 3-car garages, the norm is to store things in garages when there is no storage in the home itself.

Commissioner Sacks said there is no guarantee that other neighbors will not leave messes in their own yards.

Chairperson Bogue said this is why he was concerned.

Commissioner Caveglia discussed the fact that regulating what people have on their porches is moving into government intrusion into the lives of citizens.

Commissioner Halliday commented that the patio portion would not be visible from the street. She said there is other space on the property for storage.

The motion carried by the following vote:

AYES:	COMMISSIONERS	Halliday, Caveglia, Sacks, McKillop, Zermeno
NOES:	CHAIRPERSON	Bogue
ABSENT:	COMMISSIONER	Thnay
ABSTAIN:		None

2. ~~Modification of Conditional Use Permit No. 01-160-05 - Donald Imwalle (Applicant) / Target Corporation (Owner) - Request for Multi-Tenant Retail Pad Building - The Project is Located at the Northeast Corner of Whipple Road and Industrial Parkway~~



CITY OF HAYWARD AGENDA REPORT

Meeting Date 04/24/03
Agenda Item 1

TO: Planning Commission

FROM: Erik J. Pearson, AICP, Associate Planner

SUBJECT: **Appeal of the Planning Director's Approval of Site Plan Review Application No. PL-2002-0374 (Modification of Zone Change 78-2) and Tentative Parcel Map 7890 – Holly Hartman (Applicant); Kong Yu (Owner):** Request to Subdivide a 3.5-Acre Parcel into 3 Lots and to Build 2 New Homes on Barn Rock Drive

The Project Location Is 28750 Hayward Boulevard, near Bailey Ranch Road, in a Planned Development (PD) Zoning District

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15332 *In-Fill Development Projects*; and
2. Deny the appeal and uphold the Planning Director's decision to approve the Administrative Site Plan Review and Tentative Parcel Map, subject to the attached findings and conditions.

BACKGROUND

The applicant proposes a parcel map to subdivide a 3.5-acre parcel into three lots. The largest lot, containing 3 acres, will have frontage on Hayward Boulevard. The house located on the largest property, which is served by a driveway off Hayward Boulevard, will remain on this lot. Two smaller lots, containing 10,569 square feet and 14,411 square feet, will provide for two new houses fronting on Barn Rock Drive. The property is located in a Planned Development (PD) zoning district, which was established in 1979 when the surrounding Prominence subdivision was approved. The minimum lot size used in this Planned Development was 6,000 square feet with about half of the lots being over 10,000 square feet.

A preliminary meeting was held on November 1, 2001, to review the parcel map application. Neighbors at this meeting expressed a common concern regarding the design of the two new homes on Barn Rock Drive and asked for a design similar to the surrounding homes. In June 2002, the applicant submitted a Site Plan Review application with architectural plans for the two

houses. On July 30, 2002, another neighborhood meeting was held. Attendees expressed concerns about the then-proposed roof decks over the garages and they wanted more conformity to the surrounding homes including roof material and three-car garages that face the street.

Staff worked with the applicant to redesign the houses to address the neighborhood concerns. The roof decks over the garages were reduced to balconies, the roof material was changed from asphalt composition to concrete tile, and the three-car garages now face the street. After several revisions, the Planning Director approved the application on March 11, 2003. On March 13, 2003 a neighbor appealed the Planning Director's decision.

DISCUSSION

The appellant lives across the street from the proposed houses. He indicates that designs of the houses are inconsistent with the designs of surrounding homes and that the proposed decks are not only inconsistent in design but would cause a loss of privacy and could become an eyesore should the future residents use them for storage (see appeal attached as Attachment F). The appellant's house across the street has two first-floor windows and two second-floor windows facing the street. There has been no objection to the approval of the parcel map.

The lots in the surrounding Prominence residential development were created before the adoption of the City's Hillside Design Guidelines and, as such, they are flat, graded pads. Therefore, the designs of the homes on these lots are similar to the designs of homes found on flat terrain. However, the design of the proposed lots takes into consideration the Hillside Design Guidelines so that grading is minimized. In addition, the proposed houses are designed to conform to the City's Hillside Design Guidelines in that their foundations are stepped up the hill and are tri-level. As a result of minimizing grading, the designs of the homes necessarily differ from surrounding homes. Regardless, the houses have been designed to complement the homes in the neighborhood in that the colors, materials and architectural style are similar to the other homes.

Due to the steep terrain, each of the proposed homes will have very little flat area for yard space, especially in the rear yard. Even if the lots were made deeper, there still would be no additional usable rear yard area due to the slope of the land. The usable outdoor space for each house will be in the form of a patio and lawn area at the side of each house, elevated approximately 15 feet above street level but at the level of the main (mid-level) living area of the house. These yards are supported by a retaining wall and are located 25 to 30 feet from the front property lines. They have been designed to face each other to minimize impacts to surrounding existing homes. Low fencing is proposed about these yard spaces to maximize outward views of future residents. Because the appellant is concerned about the resulting lack of privacy, this issue could be addressed by installing a view-obscuring fence. However, front yards and streets are typically regarded as public spaces in terms of visibility, and to install a view-obscuring fence would deny the future residents of a view they would otherwise enjoy. Therefore, staff does not support installing a taller fence.

The homes feature balconies on the front sides over the garages. The balconies are accessed from family rooms and are 5.5 and 6 feet deep. The balconies wrap around to the side yards to provide connections to the patio areas. In staff's opinion, these decks are attractive architectural elements

that would not significantly intrude on privacy due to their limited size and for the reasons provided above.

ENVIRONMENTAL REVIEW:

The proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15332, *In-Fill Development Projects*.

PUBLIC NOTICE

On June 27, 2002, a Referral Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Greenbriar Acres Homeowners Association, the Hayward Hills Property Owners Association, the Hayward Area Planning Association and the Hayward Highlands Neighborhood Task Force. The Referral Notice advertised a neighborhood meeting held on July 30, 2002, which was attended by approximately 15 people.

On March 12, 2003, a Notice of Decision regarding the administrative approval was mailed. On March 13, 2003 an appeal was received via e-mail. Since the notice was sent out no other comments were received.

On April 14, 2003, a Notice of Public Hearing for the Planning Commission meeting was mailed. In addition, a public notice sign was placed at the site prior to the Public Hearing to help notify neighbors and interested parties residing outside the 300-foot radius.

CONCLUSION

The proposed subdivision and house designs comply with the City Zoning Ordinance and Subdivision Ordinance regulations and the Hillside Design Guidelines. In staff's opinion, the proposed houses have been designed to substantially and reasonably address comments received at the neighborhood meetings. Staff recommends that the Planning Commission uphold the Planning Director's decision and deny the appeal.

Prepared by:



Erik J. Pearson, AICP
Associate Planner

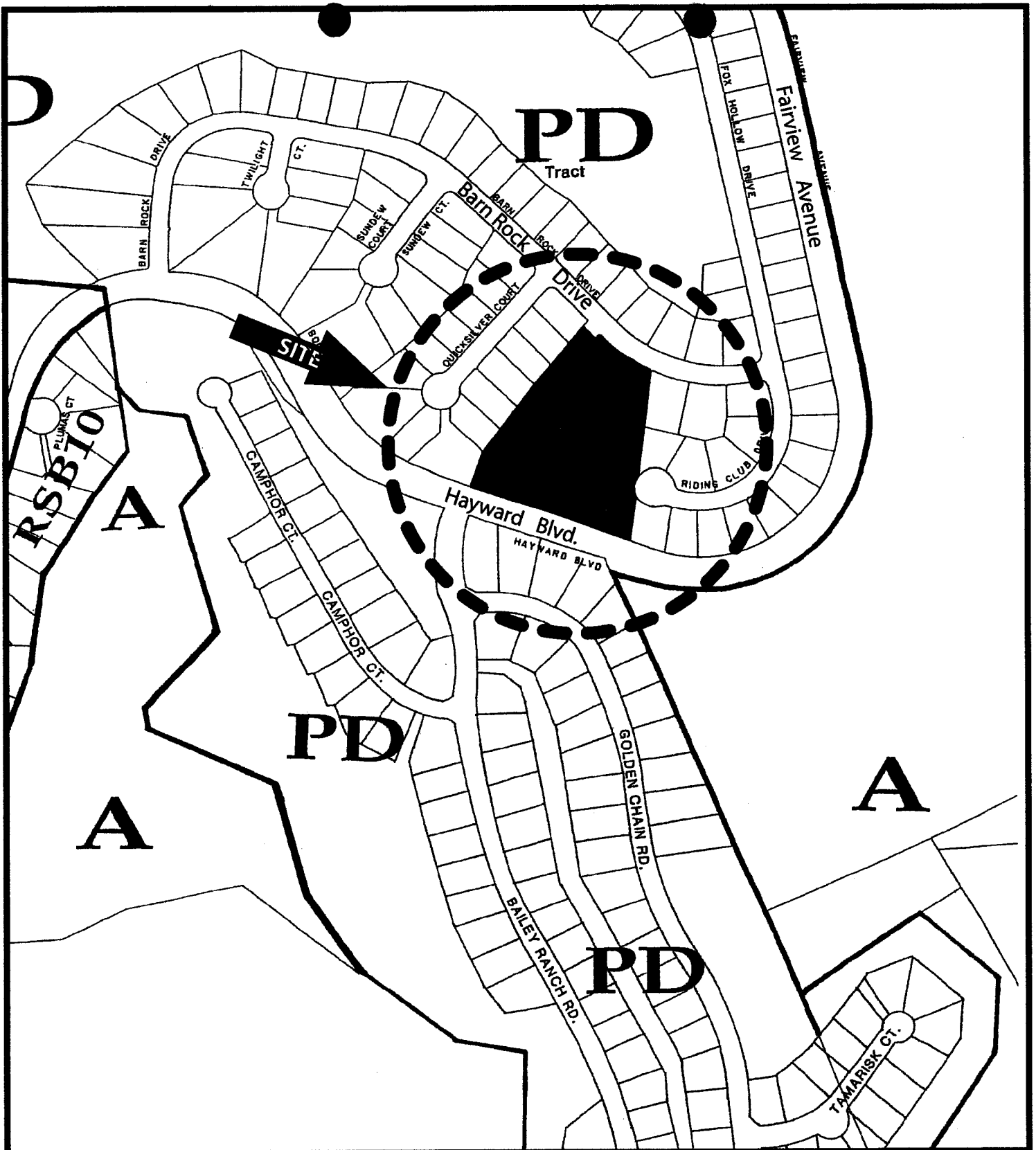
Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area & Zoning Map
- B. Findings for Approval of Administrative Site Plan Review Application No. PL-2002-0374
- C. Findings for Approval of Tentative Parcel Map 7890
- D. Conditions of Approval for Administrative Site Plan Review Application No. PL-2002-0374
- E. Conditions of Approval for Tentative Parcel Map 7890
- F. E-mail from neighbor dated 3/13/03
 - Rendering
 - Plans
 - Parcel Map



Area & Zoning Map

PL-2002-0374 SPR

Address: 28750 Hayward Blvd.

Applicant: Holly Hartman

Owner: Kong Yu

A-Agricultural-ABSA,AB10A,AB100A,AB160A
PD-Planned Development

**CITY OF HAYWARD
PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW APPROVAL**

March 11, 2003

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION NO. PL-2002-0374: Holly Hartman for Hometec Architecture (Applicant), Kong Yu (Owner) – Request to develop two single-family residences on lots created by Parcel Map 7890.

The project location is 28750 Hayward Boulevard in a PD (Planned Development Zoning District) Zoning District. The two homes will front on Barn Rock Drive.

FINDINGS FOR APPROVAL:

- A. That approval of Site Plan Review Permit No. PL-2002-0374, as conditioned, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects).
- B. The development is compatible with on-site and surrounding structures and uses and is an attractive addition to the City in that the houses have been designed to use architecture and materials similar to those used in the existing neighborhood. The houses will have three-car garages facing the street and will have siding and roofing materials used throughout the neighborhood.
- C. The development takes into consideration physical and environmental constraints in that the homes are designed to step up the hillside so that grading will be minimized.
- D. The development complies with the intent of City development policies and regulations including, but not limited to the Zoning Ordinance, the City's Design Guidelines and the Hayward Highlands Neighborhood Plan.
- E. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that the use of the properties as single-family homes should be very similar to the use of surrounding properties.
- F. That the proposed project is in substantial conformance with Planned Development Zoning District (ZC-78-2) in that the homes will meet all applicable conditions of approval (including lot size) that all surrounding homes are/were subject to.

ATTACHMENT B

**FINDINGS FOR APPROVAL
TENTATIVE PARCEL MAP 7890**

- A. The development takes into consideration physical and environmental constraints in that approval of Tentative Parcel Map 7890, as conditioned, will have no significant impact on the environment, cumulative or otherwise, the project reflects the City's independent judgment, the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332, *In-Fill Development Projects*.
- B. The tentative parcel map, as conditioned, substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Policies Plan, and the Hayward Highlands Neighborhood Plan.
- C. The site is physically suitable for the proposed type of development.
- D. Existing streets and utilities are adequate to serve the project.
- E. None of the findings set forth in Section 64474 of the Subdivision Map Act¹ have been made, and the approval of the tentative parcel map is granted subject to the recommended conditions of approval.

¹ The findings of Section 66474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

**CITY OF HAYWARD
PLANNING DIVISION
ADMINISTRATIVE SITE PLAN REVIEW APPROVAL**

March 11, 2003

ADMINISTRATIVE SITE PLAN REVIEW APPLICATION NO. PL-2002-0374: Holly Hartman for Hometec Architecture (Applicant), Kong Yu (Owner) – Request to develop two single-family residences on lots created by Parcel Map 7890.

The project location is 28750 Hayward Boulevard in a PD (Planned Development Zoning District) Zoning District. The two homes will front on Barn Rock Drive.

CONDITIONS OF APPROVAL:

1. Administrative Site Plan Review Application No. PL-2002-0374, to allow the construction of two single-family residences, is approved by the Planning Director on March 11, 2003 subject to these conditions of approval and the plans, labeled Exhibit "A."
2. This approval is void two years after the effective date of approval unless a building permit application has been submitted and accepted for processing by the Building Official.
3. If a building permit is issued for construction of improvements authorized by the site plan review approval, the site plan review approval shall be void two years after issuance of the building permit, or three years after approval of the site plan review application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the site plan review approval.
4. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division 15 days prior to the expiration date.
5. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
6. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.

ATTACHMENT D

7. All improvements indicated on Exhibit "A", are hereby approved except as noted below, and must be installed prior to authorization for final building occupancy/gas or electric meter service.
8. Prior to application for a Building Permit the following changes shall be made to the plans:
 - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
 - b) Show that the existing valley gutter on the west side of Lot 2 will be put underground. A 12-inch HDPE pipe may be used or other material/size approved by the City Engineer.
 - c) A detail of the retaining walls shall be included to show that the finish color and material will blend in with the hillside.
 - d) The site plan shall show one 24" box street tree is required for every 20 – 40 lineal feet of frontage. Trees shall be planted to fill vacancies in the street tree pattern, and to replace any declining, dead or removed trees. Trees shall be planted according to the City Standard Detail SD-122.
 - e) Grading and improvement plans shall include tree preservation and protection measures, as required by the City Landscape Architect. Trees within 50' of construction shall be fenced at the drip line throughout the construction period.
 - f) Fire Prevention requirements:
 - i) Exterior construction materials shall be non-combustible/fire resistive (stucco, cement, etc.). The fire department will allow "Hardi-Plank" type siding materials, as this is a non-combustible, listed and approved material, approved for siding construction.
 - ii) Spark Arrestors required on chimney caps.
 - iii) Exterior eaves shall be enclosed/boxed.
 - iv) Decks shall be constructed of heavy timber, or non-combustible construction materials, or be fully protected with automatic fire sprinklers (if regular redwood construction is used).
 - v) Attic vents shall be installed with 1/4" metal mesh screening.
 - vi) Both structures shall be protected with an automatic fire sprinkler system designed and installed per NFPA 13-D (Modified) Standards. Fire sprinkler protection shall be installed within attic spaces, garages, under decking (if regular construction is used), under crawl spaces, porches/foyers, etc.
 - vii) Additional fire protection requirements may be imposed at time of building permit submittal, pending further review of the project.
9. A tree removal permit is required prior to the removal of any tree 8" in diameter, or larger. Replacement trees shall be required for any trees removed, as determined by the City Landscape Architect.

ATTACHMENT D

10. Prior to the issuance of a grading or building permit, a tree preservation bond, surety or deposit, equal in value to the trees to be preserved, shall be provided by the developer. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the condition of the trees.
11. Park Dedication In-Lieu Fees are required for 2 new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
12. Landscaping shall be maintained in a healthy, weed-free condition at all times. Plants shall be replaced when necessary. Required street, parking lot and buffer trees that are severely topped or pruned shall be replaced immediately, as determined by the City Landscape Architect.
13. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
14. Violation of these conditions or requirements may result in the City of Hayward instituting a revocation hearing before the Planning Commission.

Engineering:

15. The proposed driveway on lot 2 shall be located 5 feet away from the existing streetlight.
16. The existing water meter on lot 2 that will not be used shall be abandoned at the main line by City forces at developer's expense.
17. Use the existing sanitary sewer lateral on lot 2 to avoid additional trenching across Barn Rock Drive.
18. The existing water meter on lot 3 shall be relocated outside the proposed driveway by City forces at developer's expense.
19. All proposed retaining walls should be reinforced concrete.
20. Swales shall be installed behind the retaining walls with runoff collected to an underground piping system.
21. The proposed 6 " drainage pipe on lot 3 shall be connected to the existing 12" storm drain system on Barn Rock Drive.

Public Works – Utilities Division:

22. Show on plans, the gallon per minute water demand so that the proper size meter can be determined.

ATTACHMENT D

23. Prior to Granting Occupancy, water services shall be installed for each house by city crews at applicant's expense. The application for water services shall be presented to the city inspector.
24. Existing sanitary sewer lateral inadequate for proposed lot split. As a condition of approval, each house must have an individual sewer lateral.
25. Water meters and services to be located two feet from top of driveway flare as per City of Hayward Standard Details 213 thru 218. Water meters to be located a minimum of six feet from sanitary sewer lateral as per State Health Code. Show proposed locations on plans. Driveway cuts shall be staked before service laterals are installed.
26. Show following notations on plans:
 - a) Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate as per Hayward Municipal Code 11-2.02.1.
 - b) **Only Water Distribution Personnel** shall perform operation of valves on the Hayward Water System.
 - c) Water and Sewer service available subject to standard conditions and fees in effect at time of application.

Solid Waste & Recycling:

27. This approval is subject to the requirements contained in the memo from the Solid Waste and Recycling Division of the Public Works Department dated 10/22/01.
28. A Construction and Demolition Debris Recycling Summary Report must be completed, including weigh tags, at the COMPLETION of the project.

ATTACHMENT D

**CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 7890**

PRIOR TO RECORDATION OF THE PARCEL MAP:

1. The applicant shall apply for building permits on the two new parcels. The design of the houses to be constructed shall comply with City of Hayward Zoning Ordinance and Hillside Design Guidelines.
2. The vacation of the portion of Barn Rock Drive right of way shall be completed so that this area can be included in Lot 2.
3. Provide a grading and drainage plan for the homes on the two new parcels. The grading along the common property line of Lot 2 and 3 shall be redesigned to eliminate the two parallel retaining walls. City of Hayward standards require a minimum six feet separation between retaining walls.
4. Retaining walls shall be reinforced concrete and will be required to be finished with a color and material approved by the Planning Director.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Prior to construction or installation of improvements, a building permit must be obtained from the Building Division. All improvements must be completed in accordance with the Uniform Building Code and Uniform Fire Code as adopted by the City of Hayward.
2. An Encroachment Permit will be necessary for work within the public right of way along Barn Rock Drive, including the installation of the two new driveways and storm drainage improvements. The driveway for Lot 2 shall be located a minimum of 5 feet away from the existing streetlight.
3. Each parcel must have a separate water service/meter installed at applicant's expense. Existing water meters to be removed shall be abandoned at the main line by City forces at applicant's expense.
4. Water meters shall be located two feet from the top of driveway flare as per City of Hayward Standard Details. If the existing water meters must be relocated out of the driveways, the work shall be performed by city crews at applicant's expense.
5. Each parcel must have a separate sanitary sewer lateral. The existing sanitary sewer lateral may be used for one of the new parcels.
6. These parcels are within the City's Urban/Wildland Interface Area and shall meet construction requirements for materials and fire protection as described in the Hillside

Design Guidelines, including a fire sprinkler system designed and installed per NFPA Standards.

7. The electrical services to the two parcels shall be underground.
8. Drainage swales shall be installed behind the retaining walls with runoff collected into an underground piping system. The existing swale along the edge of Lot 2 shall be replaced with a pipe system, which shall connect to the existing catch basin and pipe system along Barn Rock Drive.
9. The 6-inch PVC pipe connection from the private system within Lot 3 to the public storm drain within Barn Rock Drive shall be cast iron or ductile iron pipe.

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCIES:

1. Prior to final inspection of the construction, all improvements and conditions of approval shall be completed to the satisfaction of the City Engineer and the Planning Director.
2. Park Dedication In-Lieu Fees are required for the two new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.

Erik Pearson

From: Bill Craves [bcraves@attbi.com]
Sent: Thursday, March 13, 2003 7:40 PM
To: Erik Pearson
Subject: PL-2002-0374SPR
Follow Up Flag: Follow up
Due By: Friday, March 14, 2003 5:00 PM
Flag Status: Completed

I am in receipt of your notice that you have approved the plans for the two lots on Barn Rock Drive. It was our understanding from the last meeting that there would be another open meeting to discuss this issue prior to any commission approval. In reviewing the elevation drawings you are still proposing decks that face the street the homes are tri-level. One of the primary issues expressed at the last meeting was the exposed decks which exist nowhere else in the entire subdivision. Living directly across the street from these homes I am adamantly against this feature of this design as it will impinge on the privacy of the neighborhood, and become a potential eyesore as decks are often used as excess storage areas by owners.

I need to know what steps I need to take to file an appeal.

I would like an explanation why this approval has occurred since we were told we would have the opportunity to discuss this in another open meeting.

I would like to know if the city policy to give only two weeks notice for appeals.

I would also like to know who has received this notice in Prominence.

Regards,

Bill Craves

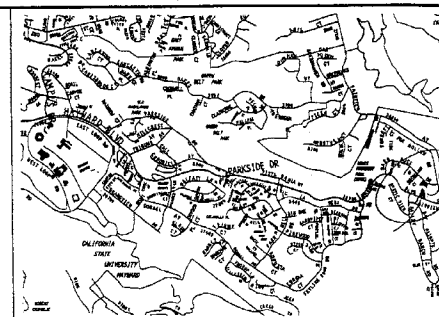
ATTACHMENT F

3/28/2003

DUE TO THE LENGTH OR COLOR OF
THE REFERENCED EXHIBITS, THEY
HAVE BEEN ATTACHED AS SEPARATE
LINKS.



SITE PLAN 1/8" = 1'-0"



VICINITY MAP

APR 455-0490-002-0070

ZONED RM 1D

LOT SIZE: LOT 1: 14,411 S.F. LOT 2: 10,969 S.F.

EXISTING USE VACANT

MAIN FLOOR:	1513	1558
UPPER FLOOR:	1357	1122
LOWER FLOOR:	602	529
TOTAL HOUSE:	3752 S.F.	3209 S.F.
ATTACHED GARAGE:	758 S.F.	707 S.F.

PARKING REQUIRED: 2 CARS COVERED PER UNIT
PROPOSED: 3 CARS COVERED PER UNIT

LOT DENSITY:
PROPOSED: 4 UNITS/ACRES

TYPE OF CONSTRUCTION: M

OCCUPANCY GROUP: R-3

THIS PROJECT SHALL COMPLY WITH 1987 UBC, UMC, UIC, 1988 NEC, AS AMENDED BY THE STATE OF CALIFORNIA, AND LOCAL ORD.

SITE DATA

KEYNOTES

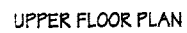
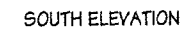
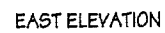
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

RICHARD A. HARTMAN
AIA
1546-A PARKBOOM AVENUE, SAN JOSE, CA 95134
TEL: 408/295-1000 FAX: 408/295-1001

HOMETEC
ARCHITECTURE, INC.

NEW HOUSE FOR
MR. KONG YU
25750 HAYWARD BLVD, HAYWARD, CA 94542

DATE: 12-14-02
SCALE: 1" = 30'
DRAWN: KAH
JOB: 01-064
SHEET: A-1
OF: 3 SHEETS



LOT #2

[illegible]

REVISIONS	BY

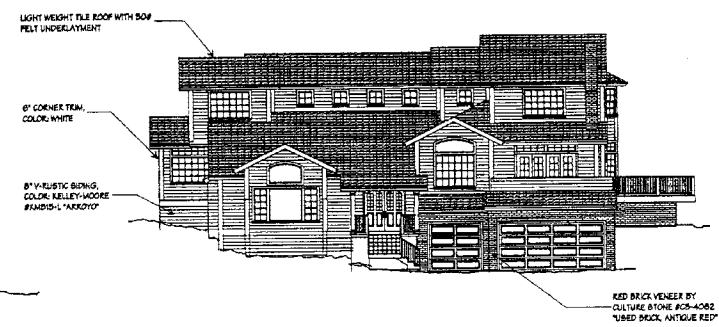
HOMETEC
ARCHITECTURE, INC.
1540 A FARMWOOD AVENUE, SAN JOSE, CA 95128
TEL: 408/944-1400 FAX: 408/944-1401

RICHARD A. EASTMAN
AIA

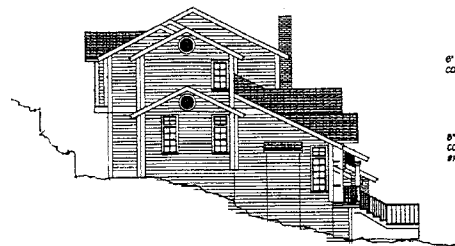
NEW HOUSE FOR:
MR. KONG YU
28750 HAYWARD BLVD, HAYWARD, CA 94542

Date: 12-6-92
Scale: 1/8" = 1'-0"
Drawn: RAH
Job: 01-084
Sheet: **A-3**
of 3 Sheets

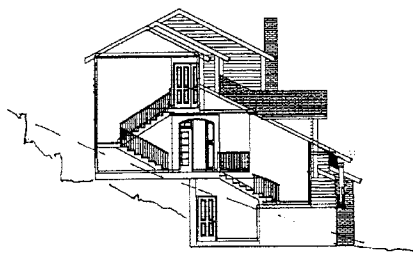
LOT #3



NORTH ELEVATION



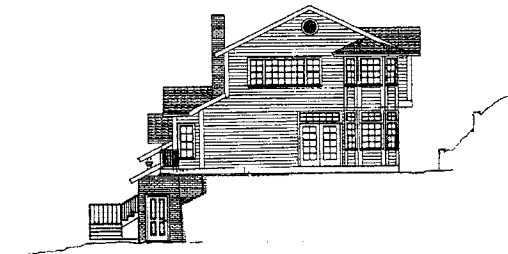
EAST ELEVATION



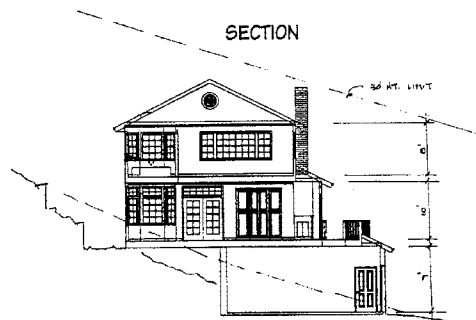
SECTION



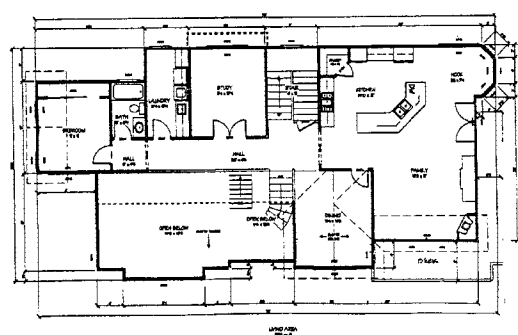
SOUTH ELEVATION



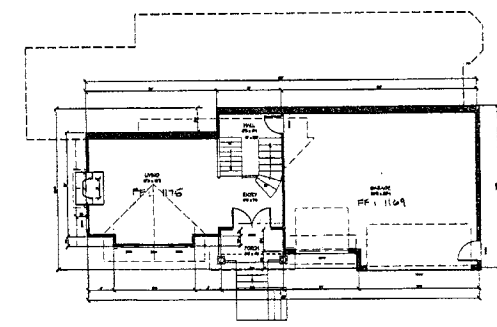
WEST ELEVATION



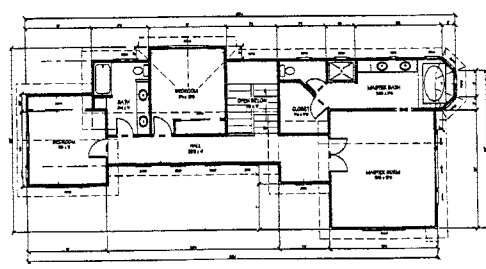
SECTION



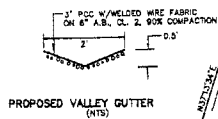
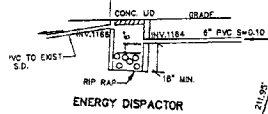
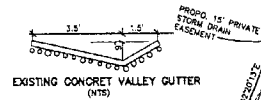
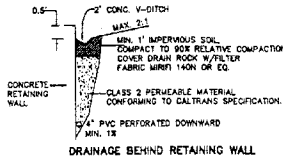
MAIN FLOOR PLAN



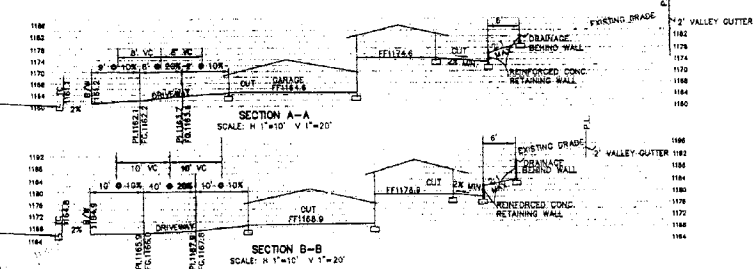
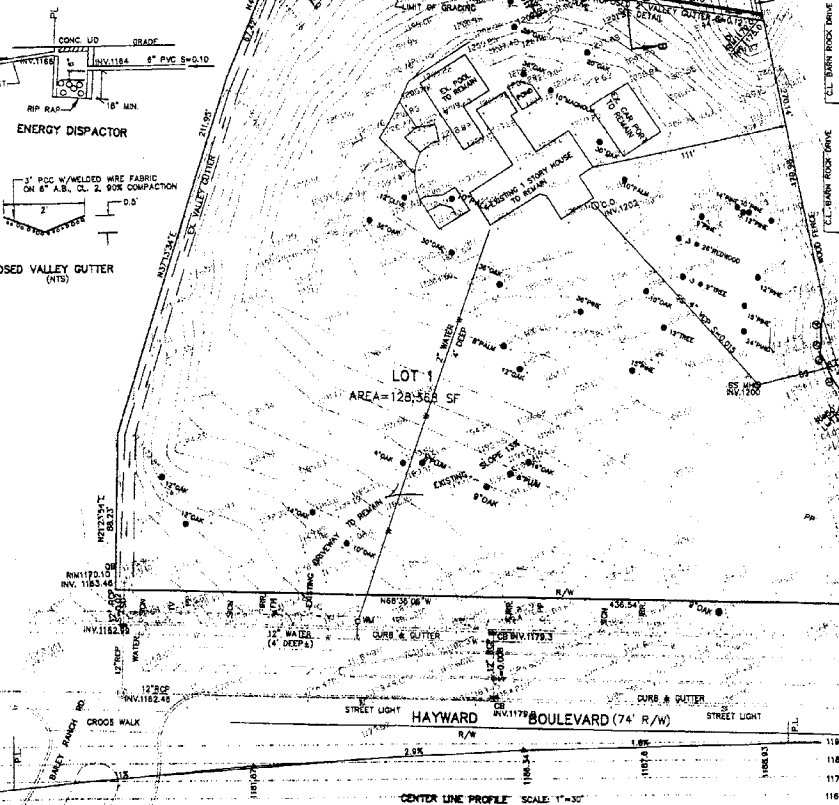
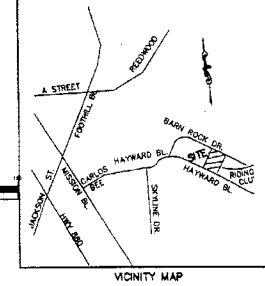
LOWER FLOOR PLAN



UPPER FLOOR PLAN



NUMBER	RADIUS	DELTA	LENGTH	BEARING
1	424.00'	8°54'31"	51.17'	N47°51'38"W
2			0.43'	N01°52'25"W
3	50.00'	23°47'16"	20.78'	
4			5.22'	N27°40'45"W
5			5.22'	N10°57'10"W
6	50.00'	23°47'16"	20.78'	
7			14.48'	N48°00'00"W
8			14.48'	N01°51'37"W
9	428.00'	9°22'13"	70.00'	
10	30.00'	22°33'31"	11.80'	
11	30.00'	19°38'06"	10.25'	



- LEGEND:
- 360° VISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY MANHOLE
 - PROPOSED SANITARY MANHOLE
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING SEWER LINE
 - PROPOSED SEWER LINE
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - EXISTING CURB, GUTTER & SIDEWALK
 - PROPOSED CURB, GUTTER & SIDEWALK
 - EXISTING TREE
 - EXISTING POWER POLE
 - EXISTING STRIPING
 - PROPOSED STRIPING
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - EXISTING WATER METER
 - PROPOSED WATER METER
 - EXISTING TREE
 - EXISTING FIRE HYDRANT
 - BUILDING SETBACK LINE

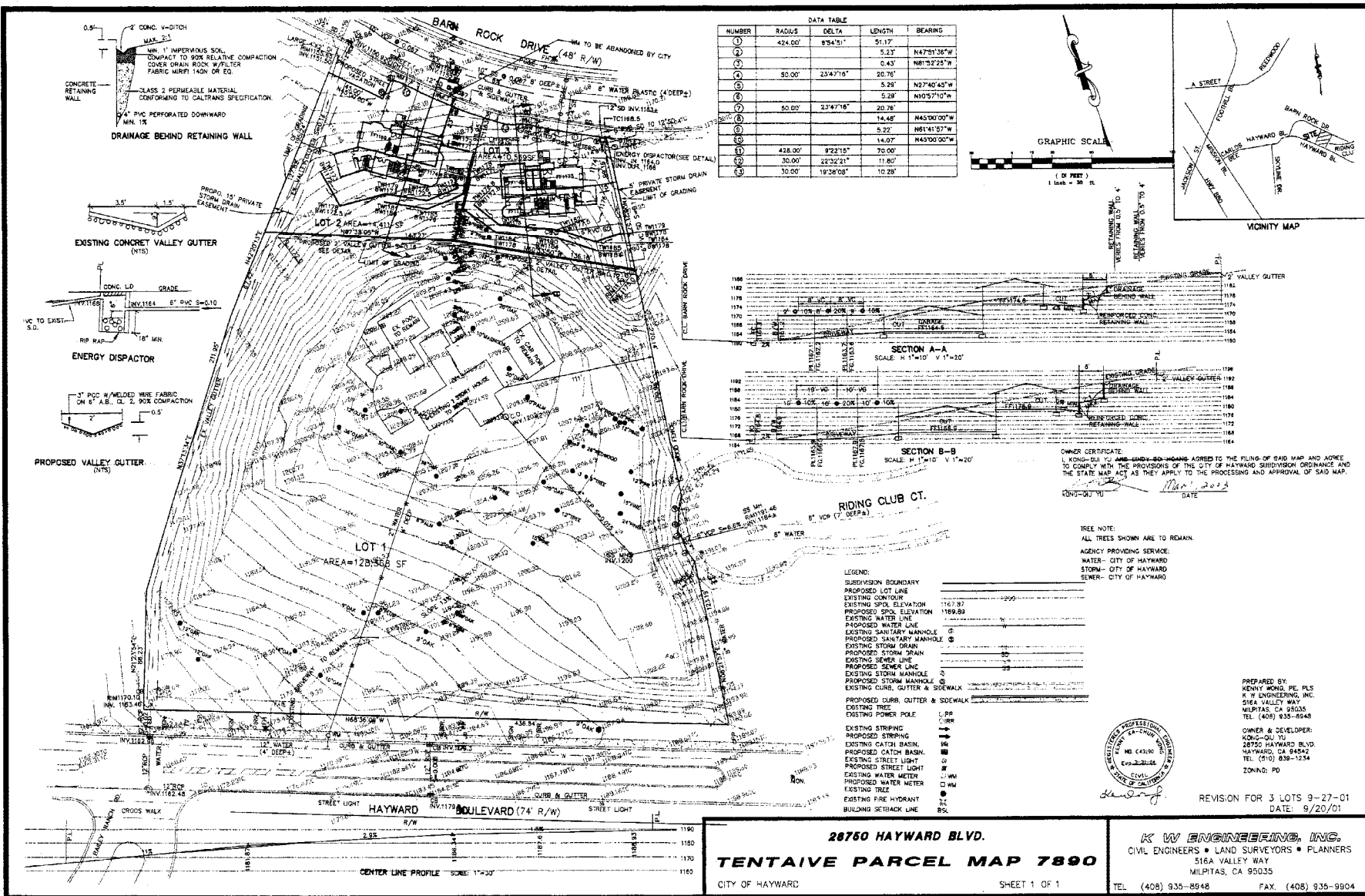


DATE: 12/1/02

28760 HAYWARD BLVD.
GRADING & DRAINAGE PLAN
CITY OF HAYWARD SHEET 1 OF 1

K.W. ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
516A VALLEY WAY
MILPITAS, CA 95035
TEL (408) 935-8948 FAX (408) 935-9904

CAD FILE: 01506



PARCEL MAP 7890

BEING A PORTION OF THE RANCHO SAN LORENZO CASTRO
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 7890, CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA", THIS STATEMENT BEING ON SHEET 1 OF 2 THEREOF, THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED NOVEMBER 14, 2001 UNDER SERIES NUMBER 2001443457, ALAMEDA COUNTY RECORDS; AND THAT IT HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

AND SAID OWNER DOES HEREBY CREATE AN EASEMENT FOR DRAINAGE PURPOSES OVER THAT PORTION OF PARCEL 2 DESIGNATED HEREON AS "15' PRIVATE STORM DRAIN EASEMENT" FOR THE BENEFIT OF PARCEL 1. SAID EASEMENT IS TO BE INCLUDED IN THE GRANT DEED AS AN ENCUMBRANCE TO PARCEL 2 AND AS AN APPURTENANCE TO PARCEL 1, AT THE TIME OF TRANSFER OF TITLE TO EITHER PARCEL 1 OR PARCEL 2. SAID EASEMENT IS NOT OFFERED FOR DEDICATION TO THE PUBLIC.

BY: _____
KONG-QU YU DATE

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA) SS
COUNTY OF _____)
ON _____, 20____, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL

(SIGNATURE)

(PRINT)

NOTARY COMMISSION # _____
MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

TRUSTEE'S STATEMENT:

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST, RECORDED NOVEMBER 14, 2001, SERIES NO. 2001443458 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, DOES HEREBY JOIN IN AND CONSENTS TO THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND DEDICATIONS THEREON.

GOLDEN WEST SAVINGS BANK, FSB, A FEDERAL SAVINGS BANK

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA) SS
COUNTY OF _____)
ON _____, 20____, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL

(SIGNATURE)

(PRINT)

NOTARY COMMISSION # _____
MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

TRUSTEE'S STATEMENT:

THE UNDERSIGNED CORPORATION, AS TRUSTEE UNDER THE DEED OF TRUST, RECORDED APRIL 26, 2002, SERIES NO. 2002186099 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, DOES HEREBY JOIN IN AND CONSENTS TO THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP AND DEDICATIONS THEREON.

AMERICAN SECURITIES COMPANY

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA) SS
COUNTY OF _____)
ON _____, 20____, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND SEAL

(SIGNATURE)

(PRINT)

NOTARY COMMISSION # _____
MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

CITY ENGINEER'S STATEMENT:

I, ROBERT A. BAUMAN, CITY ENGINEER OF THE CITY OF HAYWARD, DO HEREBY STATE AS FOLLOWS:

- 1) I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP.
- 2) THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF.
- 3) ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

ROBERT A. BAUMAN DATE
CITY ENGINEER, CITY OF HAYWARD
R.C.E. 48140
REGISTRATION EXPIRES JUNE 30, 2004

CITY SURVEYOR'S STATEMENT:

I, NORMAN PAYNE, CITY SURVEYOR OF THE CITY OF HAYWARD, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP, AND THAT I AM SATISFIED THAT THE SURVEY DATA SHOWN THEREON IS TECHNICALLY CORRECT.

NORMAN PAYNE DATE
CITY SURVEYOR, CITY OF HAYWARD
L.S. 4388
LICENSE EXPIRES SEPTEMBER 30, 2005

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT:

I, CRYSTAL HISHIDA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

CRYSTAL HISHIDA DATE
CLERK OF THE BOARD SUPERVISORS, COUNTY OF ALAMEDA, CALIFORNIA

BY: _____
DEPUTY

DIRECTOR OF PUBLIC WORKS STATEMENT:

THIS MAP IS HEREBY APPROVED PURSUANT TO THE PROVISIONS OF ARTICLE 3, CHAPTER 10, SECTION 10-3170 OF THE CITY OF HAYWARD MUNICIPAL CODE.

DENNIS L. BULER DATE
DIRECTOR OF PUBLIC WORKS, CITY OF HAYWARD
R.C.E. 20906
REGISTRATION EXPIRES SEPTEMBER 30, 2005

COUNTY RECORDER'S STATEMENT:

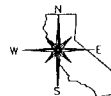
FILED THIS _____ DAY OF _____, 2003, AT _____ M IN
BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF
COMMONWEALTH A LANDAMERICA COMPANY.

FEES: \$ _____ SERIES NO. _____
PATRICK O'CONNELL
COUNTY RECORDER OF
ALAMEDA COUNTY, CALIFORNIA
BY: _____
DEPUTY COUNTY RECORDER

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KONG-QU YU ON NOVEMBER 1, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED ON THE MAP AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRUCE STORRS L.S. 6914 DATE
MY LICENSE EXPIRES SEPTEMBER 30, 2005

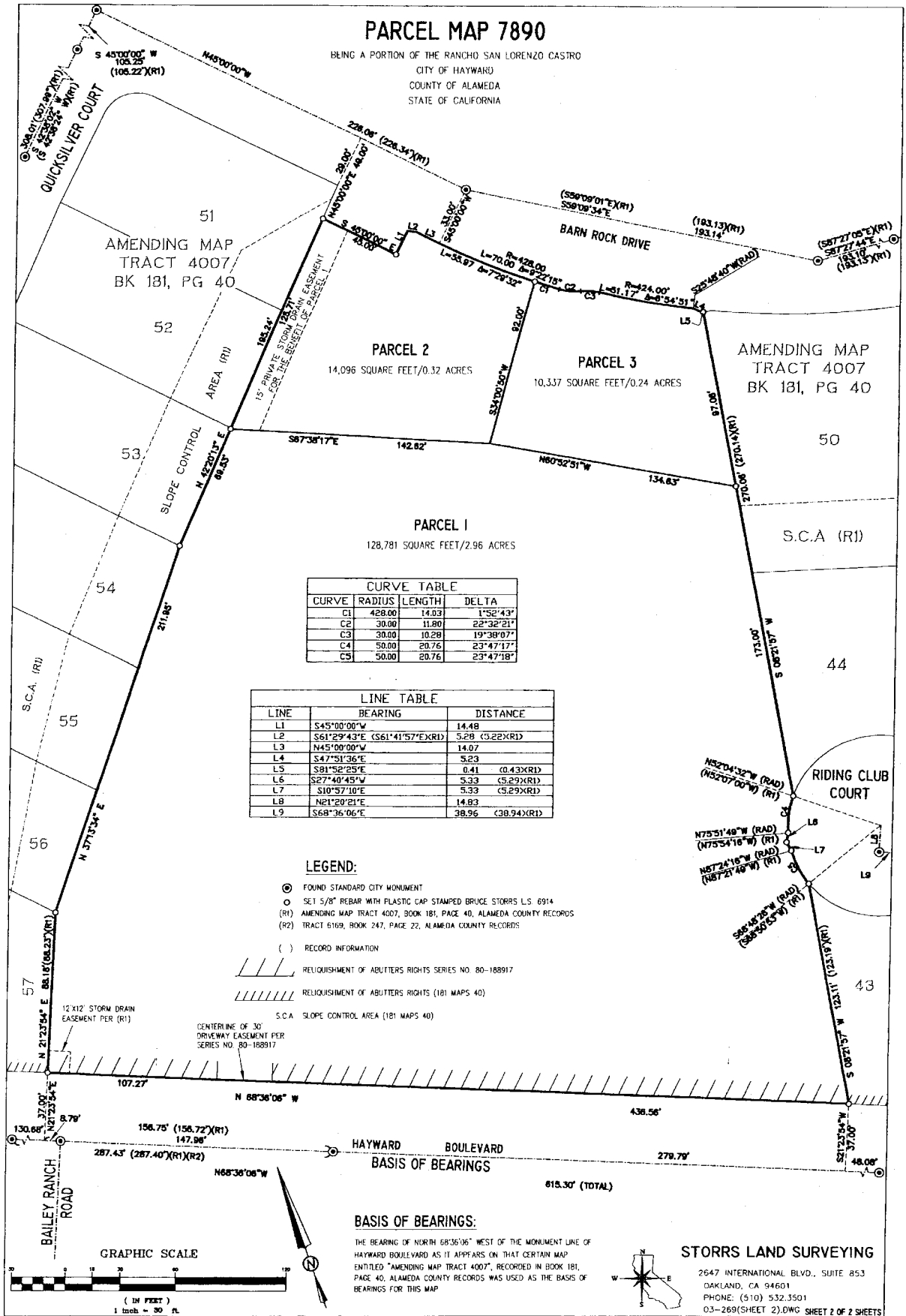


STORRS LAND SURVEYING

2647 INTERNATIONAL BLVD., SUITE 853
OAKLAND, CA 94601
PHONE: (510) 532-3501
03-269(SHEET 1) DWG SHEET 1 OF 2 SHEETS

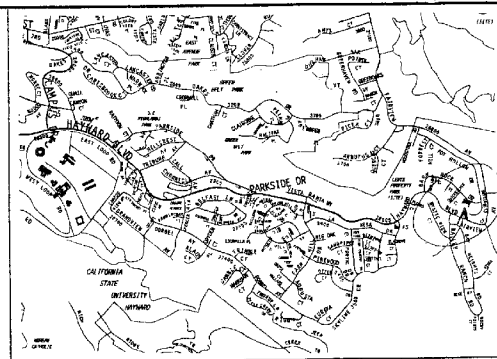
PARCEL MAP 7890

BEING A PORTION OF THE RANCHO SAN LORENZO CASTRO
CITY OF HAYWARD
COUNTY OF ALAMEDA
STATE OF CALIFORNIA





SITE PLAN 1" = 30' - 0"



VICINITY MAP

APN: 425-040-002-000

ZONED: R1 TD

LOT SIZE: LOT #1: 14,411 S.F. LOT #2: 10,569 S.F.

EXISTING USE/VACANT	1813	1563
MAIN FLOOR:	1337	1122
UPPER FLOOR:	602	529
TOTAL HOUSE:	3752 S.F.	3209 S.F.
ATTACHED GARAGE:	733 S.F.	707 S.F.

PER UNIT REQUIRED: 2 CARS COVERED PER UNIT
PROPOSED: 3 CARS COVERED PER UNIT

LOT DENSITY:
PROPOSED: 4 UNITS/ACRE

TYPE OF CONSTRUCTION: VN
OCCUPANCY GROUP: R-3
THIS PROJECT SHALL COMPLY WITH 1987 USC, UMC, UIC, 1996 NEC, AS AMENDED BY THE STATE OF CALIFORNIA, AND LOCAL ORD.

SITE DATA

REVISIONS	BY

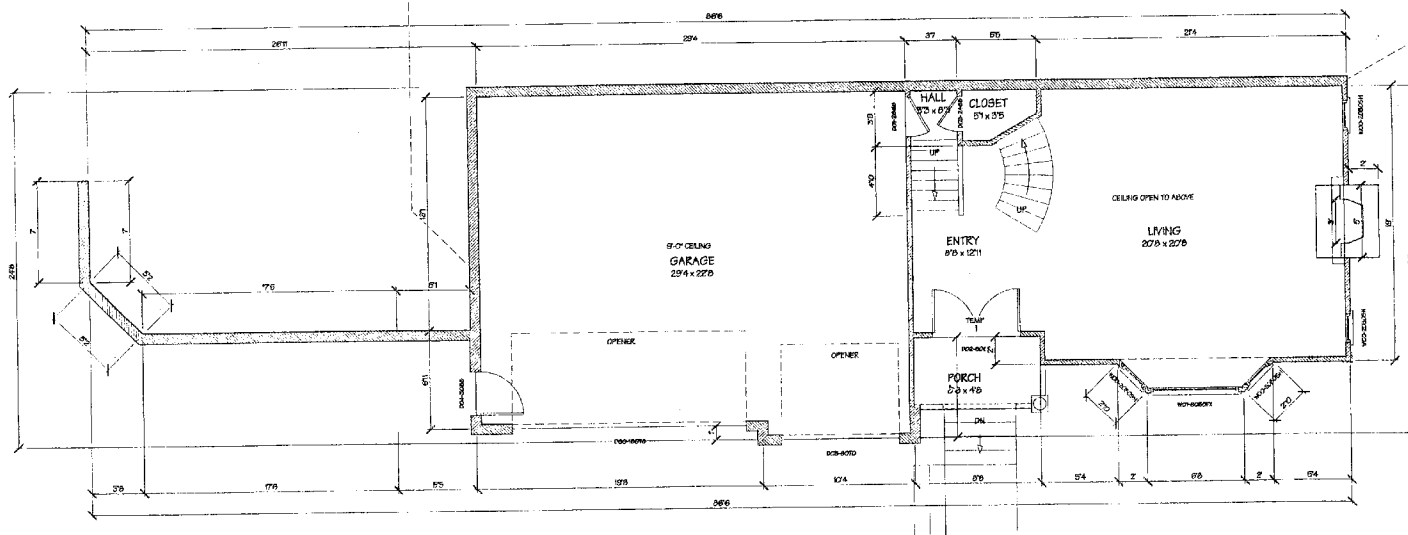
HOMETEC
RICHARD A. HARTMAN
ARCHITECTURE, INC.
15404 PARADISE AVENUE, SAN JOSE, CA 95128
TEL: 408/991-0866 FAX: 408/991-0866

NEW HOUSE FOR
MR. KONG YU
28750 HAYWARD BLVD, HAYWARD, CA 94542

Date: 12-10-02
Scale: 1" = 30'
Drawn: RAN
Job: 01-064
Sheet: A-1

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	CODE
W01	1	1	24X36	FIXED GLASS	
W02	1	1	24X36	FIXED GLASS	
W03	1	1	24X36	FIXED GLASS	
W04	1	1	24X36	FIXED GLASS	
W05	1	1	24X36	FIXED GLASS	
W06	1	1	24X36	FIXED GLASS	
W07	1	1	24X36	FIXED GLASS	
W08	1	1	24X36	FIXED GLASS	
W09	1	1	24X36	FIXED GLASS	
W10	1	1	24X36	FIXED GLASS	
W11	1	1	24X36	FIXED GLASS	
W12	1	1	24X36	FIXED GLASS	
W13	1	1	24X36	FIXED GLASS	
W14	1	1	24X36	FIXED GLASS	
W15	1	1	24X36	FIXED GLASS	
W16	1	1	24X36	FIXED GLASS	
W17	1	1	24X36	FIXED GLASS	
W18	1	1	24X36	FIXED GLASS	
W19	1	1	24X36	FIXED GLASS	
W20	1	1	24X36	FIXED GLASS	
W21	1	1	24X36	FIXED GLASS	
W22	1	1	24X36	FIXED GLASS	
W23	1	1	24X36	FIXED GLASS	
W24	1	1	24X36	FIXED GLASS	
W25	1	1	24X36	FIXED GLASS	
W26	1	1	24X36	FIXED GLASS	
W27	1	1	24X36	FIXED GLASS	
W28	1	1	24X36	FIXED GLASS	
W29	1	1	24X36	FIXED GLASS	
W30	1	1	24X36	FIXED GLASS	
W31	1	1	24X36	FIXED GLASS	
W32	1	1	24X36	FIXED GLASS	
W33	1	1	24X36	FIXED GLASS	
W34	1	1	24X36	FIXED GLASS	

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	CODE
D01	1	1	10X10	DOOR	1 1/2"	
D02	1	1	10X10	DOOR	1 1/2"	
D03	1	1	10X10	DOOR	1 1/2"	
D04	1	1	10X10	DOOR	1 1/2"	
D05	1	1	10X10	DOOR	1 1/2"	
D06	1	1	10X10	DOOR	1 1/2"	
D07	1	1	10X10	DOOR	1 1/2"	
D08	1	1	10X10	DOOR	1 1/2"	
D09	1	1	10X10	DOOR	1 1/2"	
D10	1	1	10X10	DOOR	1 1/2"	
D11	1	1	10X10	DOOR	1 1/2"	
D12	1	1	10X10	DOOR	1 1/2"	
D13	1	1	10X10	DOOR	1 1/2"	
D14	1	1	10X10	DOOR	1 1/2"	
D15	1	1	10X10	DOOR	1 1/2"	
D16	1	1	10X10	DOOR	1 1/2"	
D17	1	1	10X10	DOOR	1 1/2"	
D18	1	1	10X10	DOOR	1 1/2"	
D19	1	1	10X10	DOOR	1 1/2"	
D20	1	1	10X10	DOOR	1 1/2"	
D21	1	1	10X10	DOOR	1 1/2"	
D22	1	1	10X10	DOOR	1 1/2"	
D23	1	1	10X10	DOOR	1 1/2"	
D24	1	1	10X10	DOOR	1 1/2"	
D25	1	1	10X10	DOOR	1 1/2"	
D26	1	1	10X10	DOOR	1 1/2"	
D27	1	1	10X10	DOOR	1 1/2"	
D28	1	1	10X10	DOOR	1 1/2"	
D29	1	1	10X10	DOOR	1 1/2"	
D30	1	1	10X10	DOOR	1 1/2"	



LIVING AREA
605 sq ft

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

ADJUST DIMENSIONS TO ALIGN WITH EXISTING CONDITIONS IN THE FIELD, WHERE APPLICABLE.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY.

INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE POSTED AND PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

SLOPE FRESH GRADE AT 2% MIN. AWAY FROM HOUSE & 1% MIN. TO AN APPROVED FACILITY.

PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE DRESS.

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. WINDOW OPENINGS OF 5 1/2" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 57" SQ. FT. MIN. AREA WITH 4" MINIMUM TO GILL.

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E. DRYERS, BATH & UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 5 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING EXHAUSTS, OR ATTIC VENTS).

ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 28 GA. MINIMUM.

KITCHEN SHALL HAVE TWO SMALL APPLIANCE REFRANCH CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE. (SEE ELEC).

BATHROOM CLOSET SHALL BE SHIP LIFT WITH A DEDICATED 20 AMP CIRCUIT.

PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MORTAR BEDDED UNDERLAMENT (WATER RESISTANT) (TYP. DOWNS) TO A MINIMUM HEIGHT OF 72" ABOVE THE DRAINAGE AT SHOWERS & TUBSHOWERS.

SHOWER AND TUBSHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.

SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 10 SQ. SQUARE FEET, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE.

ALL WATER CLOSETS SHALL BE MAXIMUM 18 GALLONS PER FLUSH.

ALL EXHAUST FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AT BATHS, TOILETS, AND LAUNDRY.

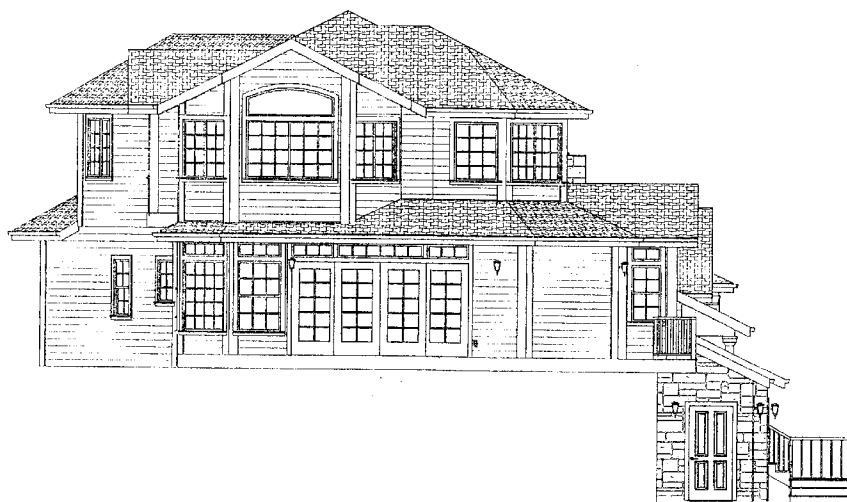
FOR ELECTRIC DRIVERS AND COOKTOPS PROVIDED WITH INSULATED NEUTRAL AND GROUND OUTLET.



NORTH ELEVATION

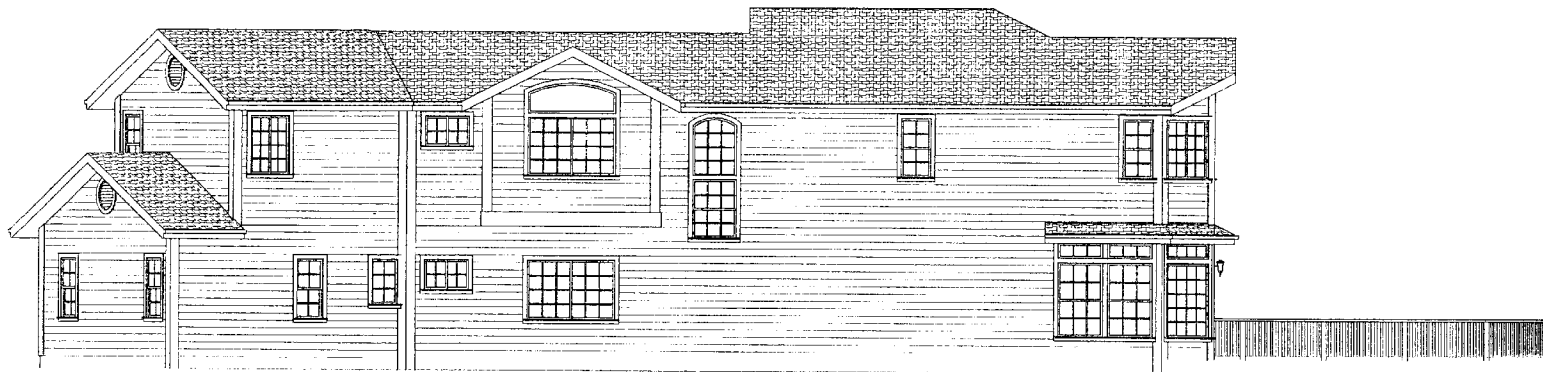


1 SECTION

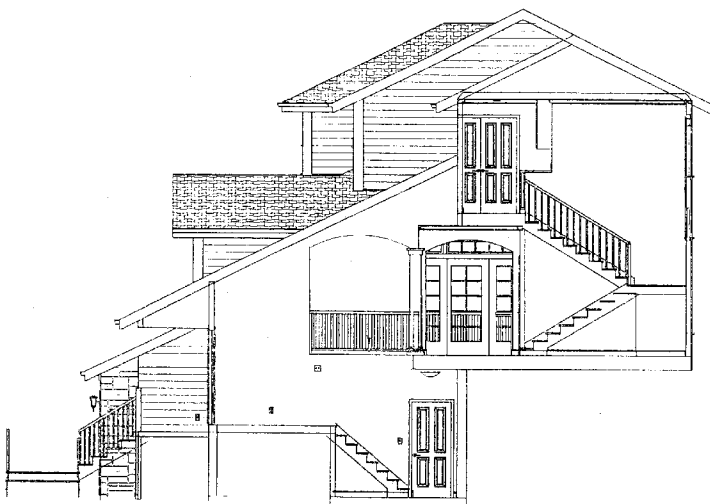


EAST ELEVATION

REVISIONS		BY
HOMETEC ARCHITECTURE, INC. 1500A FURBUSH AVENUE, SAN JOSE, CA 95128 TEL: 408/951-6666 FAX: 408/951-6666		
NEW HOUSE FOR MR. KONG YU 28780 HAYWARD BLVD., HAYWARD, CA 94542		
Date		
Scale	1/4" = 1'-0"	
Drawn	RAH	
Job	01-064	
Sheet		



SOUTH ELEVATION



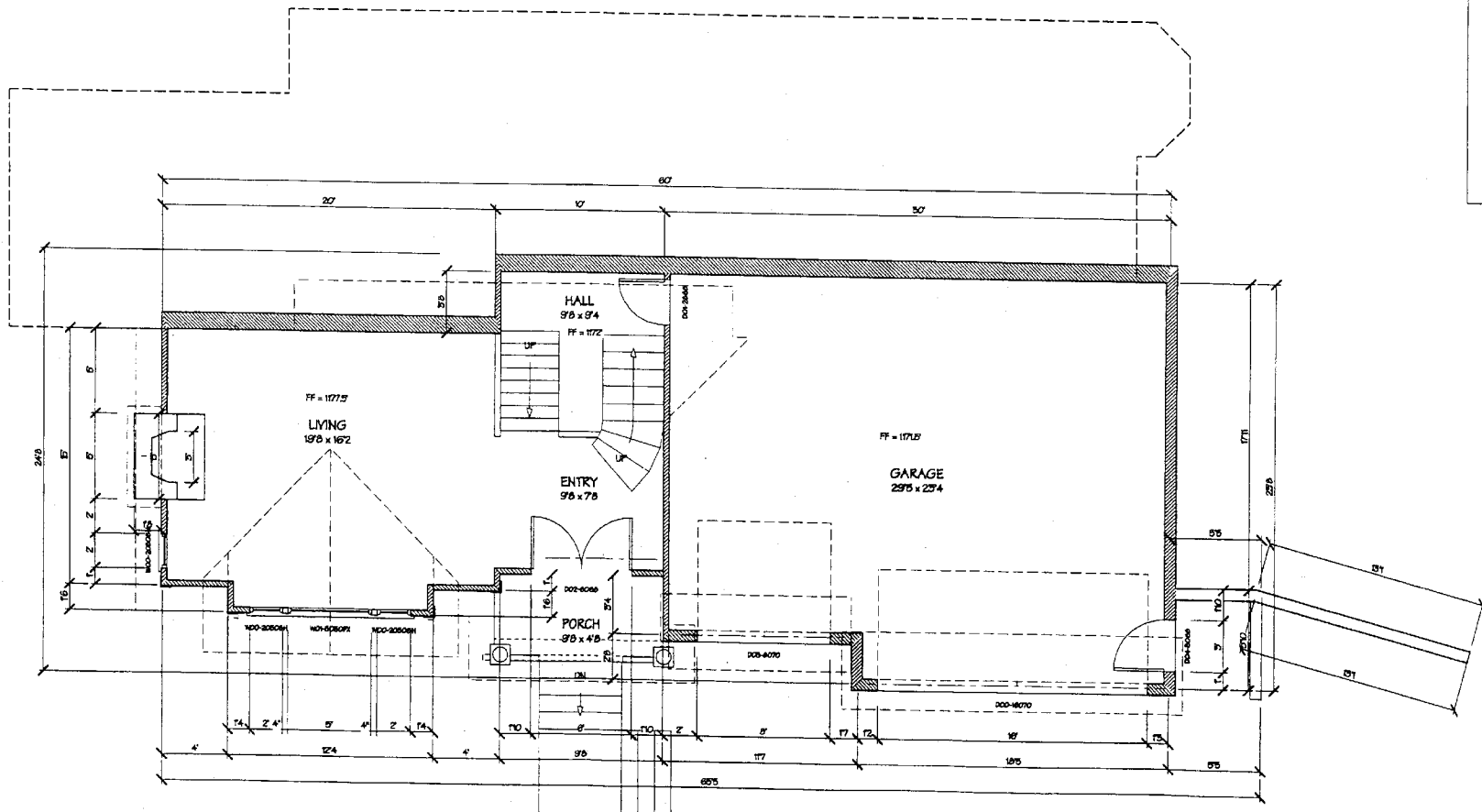
2 SECTION



WEST ELEVATION

QTY	FLOOR	SIZE	DIMENSIONS	DESCRIPTION	THICKNESS	CODE
1	1	16070	16080" X	GARAGE 4-PANEL	1 3/4	
1	1	2488 R EX	3026X31 3/4" E EX	EXT. 4-PANEL	1 3/4	
1	1	6066 LR IN	3482X31 3/4" LR IN	QUATRAU	1 3/4	
1	1	6070	16080" X	GARAGE 2-PANEL	1 3/4	
1	1	3085 L EX	3482X31 3/4" L EX	EXT. 4-PANEL	1 3/4	
1	2	2488 L IN	3026X31 3/4" L IN	4-PANEL	1 3/4	
1	2	6066 LR IN	3026X31 3/4" LR IN	4-PANEL	1 3/4	
1	2	3085 L EX	10880" X	EXT. QUAD SLIDER-GLASS	1 3/4	TEMP
1	2	6066 LR EX	3482X31 3/4" LR EX	EXT. HINGED-GLASS	1 3/4	TEMP
2	2	2488 L IN	3026X31 3/4" L IN	4-PANEL	1 3/4	
1	2	2488 R IN	2488X31 3/4" R IN	4-PANEL	1 3/4	
1	2	6066 LR IN	3026X31 3/4" LR IN	4-PANEL	1 3/4	
1	3	6066 N	16080" X	SLIDER	1 3/4	
1	3	6066 N	16080" X	SLIDER	1 3/4	
1	3	6066 N	16080" X	SLIDER	1 3/4	
1	3	6066 LR IN	3026X31 3/4" LR IN	4-PANEL	1 3/4	
1	3	6066 LR IN	3026X31 3/4" LR IN	4-PANEL	1 3/4	
1	3	6066 LR IN	3026X31 3/4" LR IN	4-PANEL	1 3/4	
1	3	6066 LR IN	3026X31 3/4" LR IN	4-PANEL	1 3/4	

W02	4	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	
W03	4	2	2040X31 3/4"	2040X31 3/4"	DOUBLE HUNG	
W04	1	2	2020X31 3/4"	2020X31 3/4"	DOUBLE HUNG	
W05	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	VENT
W06	2	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	EGRESS
W07	4	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W08	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W09	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W10	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W11	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W12	2	2	444X31 3/4"	444X31 3/4"	DOUBLE HUNG	TEMP
W13	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W14	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W15	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W16	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W17	1	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W18	4	2	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W19	2	5	2020X31 3/4"	2020X31 3/4"	DOUBLE HUNG	VENT
W20	1	3	2020X31 3/4"	2020X31 3/4"	DOUBLE HUNG	VENT
W21	4	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W22	1	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W23	1	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W24	1	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W25	3	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W26	2	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W27	2	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W28	1	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W29	1	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP
W30	1	3	3026X31 3/4"	3026X31 3/4"	DOUBLE HUNG	TEMP



LIVING AREA

PROVIDE NON-REMOVABLE BACK FLOW PROTECTION AT ALL EXTERIOR HOSE ENDS

PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS, MIN. WINDOW OPENINGS OF 20" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA WITH 4-1/2" MAXIMUM TO SILL

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E. DRYERS, BATH & UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS)

ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 20 GA. MINIMUM

KITCHEN SHALL HAVE TWO SMALL APPLIANCE DRAWER CLOSURES LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.

BATHROOM OUTLETS SHALL BE SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT

PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT (WATER RESISTANT GYP BOARD) TO A MINIMUM HEIGHT OF 10" ABOVE THE DRAIN INLET AT SHOWERS & TUBSHOWERS

SHOWER AND TUBSHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE

SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE

ALL WATER CLOSETS SHALL BE MAXIMUM 18 GALLONS PER FLUSH

ALL EXHAUST FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AT BATHS, TOILETS, AND LAUNDRY

FOR ELECTRIC DRYERS AND COOKTOPS PROVIDE WIRES WITH INSULATED NEUTRAL AND 4-PHASE OUTLET

NEW HOUSE FOR:
MR. KONG YU
28760 HAYWARD BLVD, HAYWARD, CA 94542

HOMETEC
ARCHITECTURE, INC.

RICHARD A. HARTMAN
AIA

1540-A PARKMOOR AVENUE, SAN JOSE, CA 95128
TEL: 408/955-0496 FAX: 408/955-0498

INTO THE BUILDING (DOORS, WINDOWS, SKYLIGHTS, OR ATTIC VENTS)

ALL AIR DUCTS PENETRATING A SLAB, OR CEILING BETWEEN GARAGE AND L, SHALL BE 20 GA. MINIMUM

KITCHEN SHALL HAVE TWO SMALL AIR BRANCH CIRCUITS LIMITED TO SUPPLY AND COUNTER SPACE OUTLETS.

BATHROOM OUTLETS SHALL BE SUPPLY DEDICATED 20 AMP CIRCUIT

PROVIDE A SMOOTH, HARD, NONABSORBENT OVER A MOISTURE RESISTANT UNDER, RESISTANT GYP BOARD TO A MINIMUM ABOVE THE DRAIN INLET AT SHOWERS

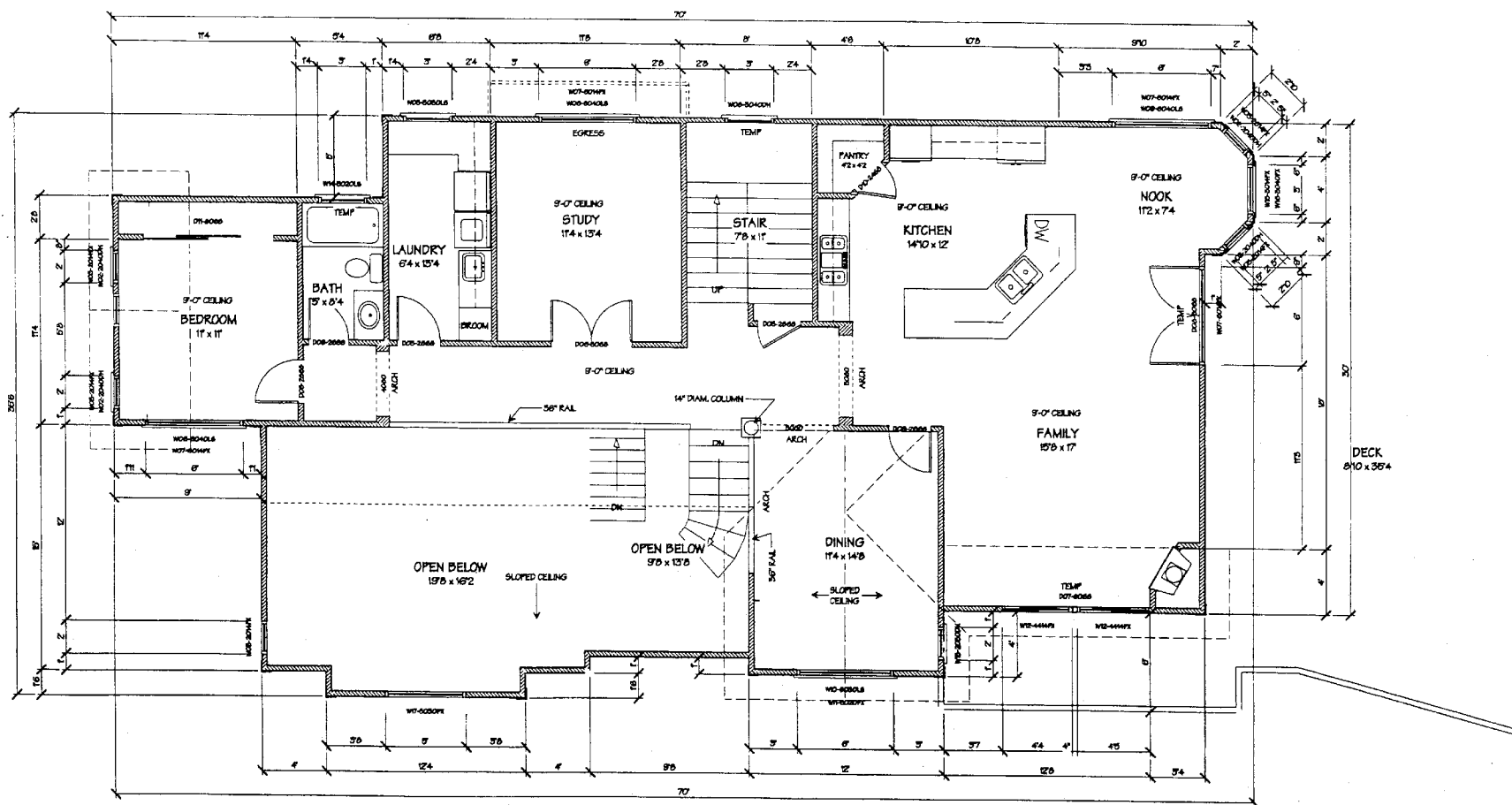
SHOWER AND TUB/SHOWER COMBINATION, PROVIDED WITH INDIVIDUAL CONTROL, PRESSURE BALANCE OR THERMOSTATIC TYPE

SHOWER COMPARTMENTS, REGARDLESS HAVING A MINIMUM INTERIOR FLOOR AREA SQUARE INCHES, SHALL ALSO BE CAP ENCOMPASSING A 50-INCH CIRCLE

ALL WATER CLOSETS SHALL BE MAXIMUM 40 GALLONS PER FLUSH

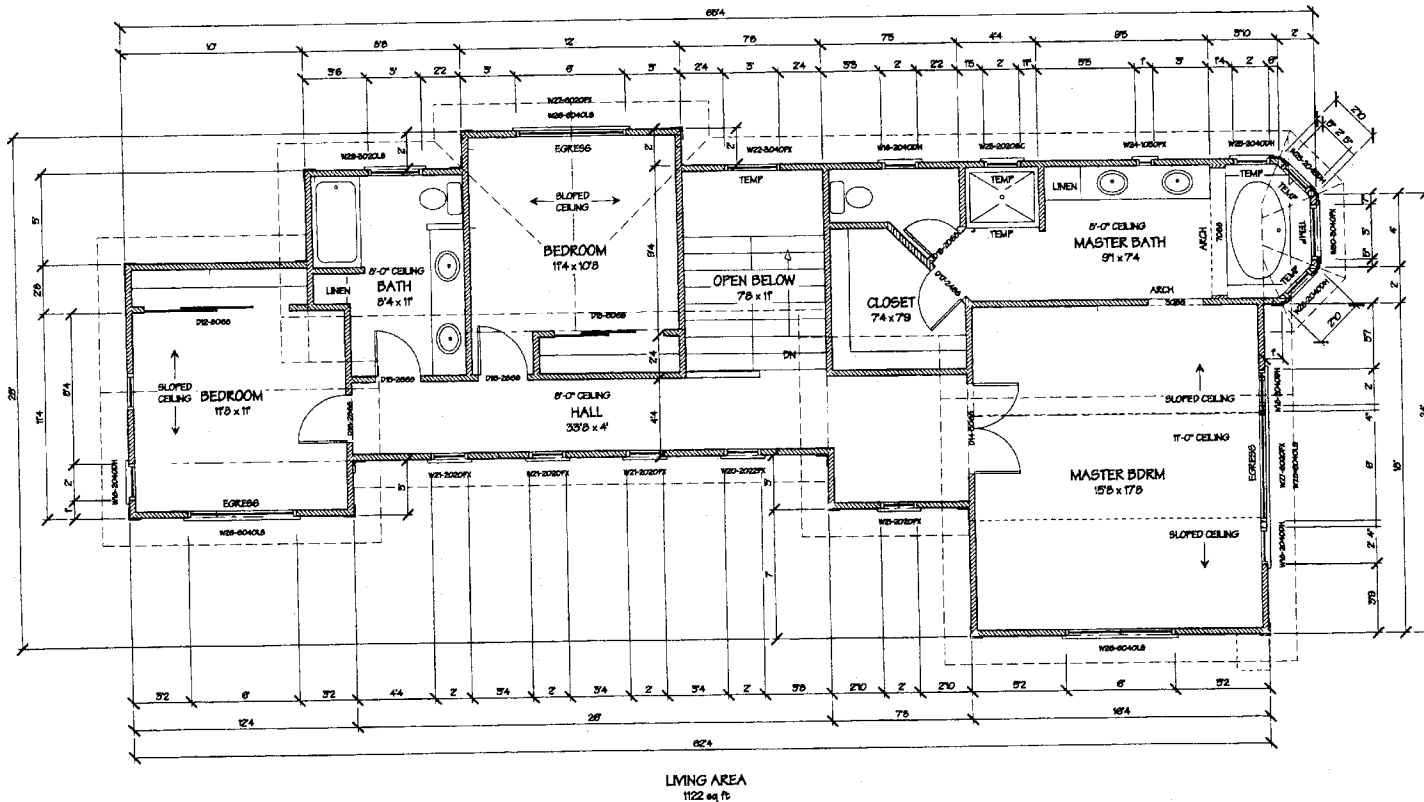
ALL EXHAUST FANS SHALL BE CAPABLE CHANGES PER HOUR AT BATHS, TOILET

FOR ELECTRIC DRYERS AND COOKTOPS WITH INSULATED NEUTRAL AND 4-WIRE



LIVING AREA
1556 sq ft

MAIN FLOOR PLAN



TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (I.E. DRYERS, BATH & UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 5 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING (DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS)

ALL AIR DUCTS PENETRATING A SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 20 GA. MINIMUM

KITCHEN SHALL HAVE TWO SMALL APPLIANCE BRANCH CIRCUITS LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.

BATHROOM OUTLETS SHALL BE SUPPLIED WITH A DEDICATED 20 AMP CIRCUIT

PROVIDE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT (WATER RESISTANT GYP BOARD) TO A MINIMUM HEIGHT OF 7'0" ABOVE THE DRAIN INLET AT SHOWERS & TUBSHOWERS

SHOWER AND TUBSHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE

SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, HAVING A MINIMUM INTERIOR FLOOR AREA OF 1024 SQUARE INCHES, SHALL ALSO BE CAPABLE OF ENCOMPASSING A 60-INCH CIRCLE

ALL WATER CLOSETS SHALL BE MAXIMUM 1/2 GALLONS PER FLUSH

ALL EXHAUST FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AT BATHS, TOILETS, AND LAUNDRY

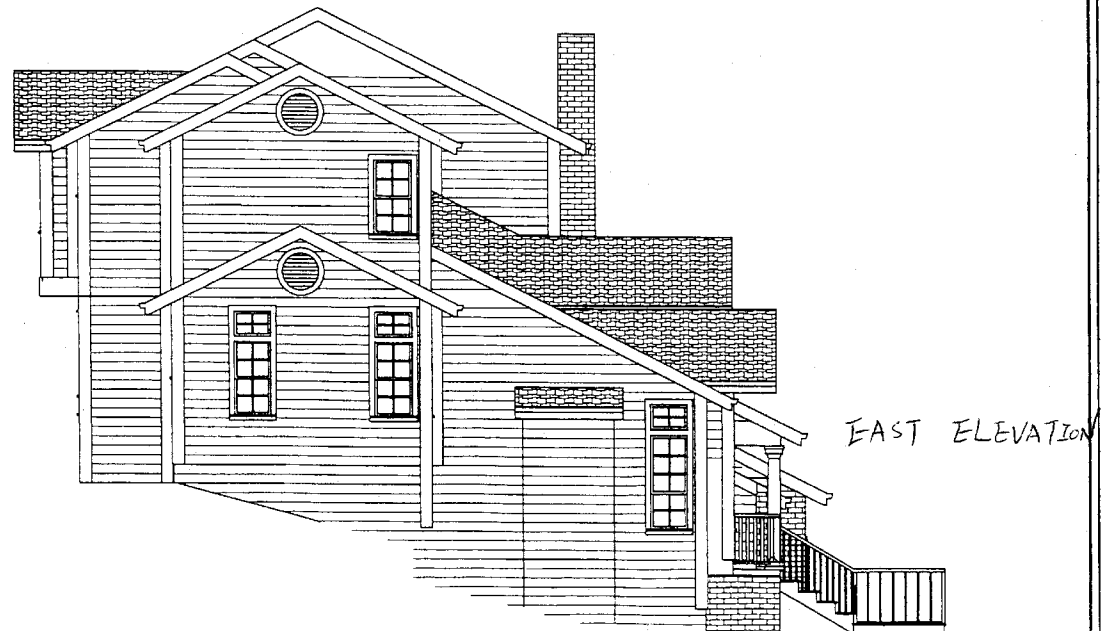
FOR ELECTRIC DRYERS AND COOKTOPS PROVIDE DEVICES WITH INSULATED NEUTRAL AND GROUNDING OUTLET



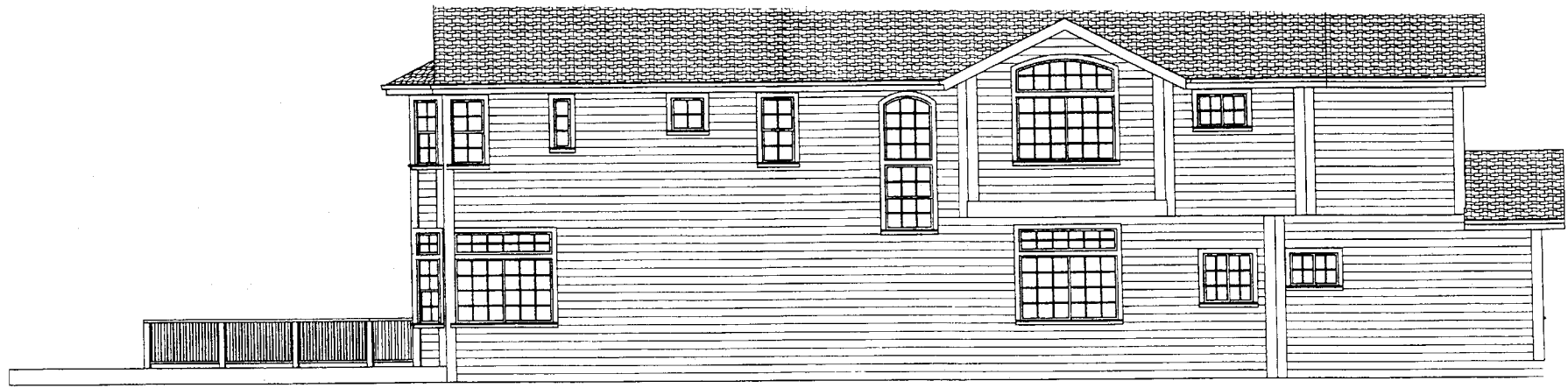
NORTH ELEVATION



① SECTION



EAST ELEVATION



SOUTH ELEVATION

